

171.0

0005

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

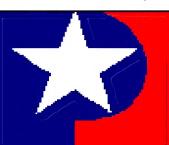
908,500 / 908,500

USE VALUE:

908,500 / 908,500

ASSESSED:

908,500 / 908,500



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
7		WACHUSETT AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KARP DANA	
Owner 2:	
Owner 3:	

Street 1: 7 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: KRANIAS EMANUIL -

Owner 2: KRANIAS RODIA -

Street 1: 7 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 7,875 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1963, having primarily Wood Shingle Exterior and 2312 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7875		Sq. Ft.	Site		0	70.	0.83	8									459,373						459,400	

Legal Description										User Acct
										113585
										GIS Ref
										GIS Ref
										Insp Date
										06/14/18

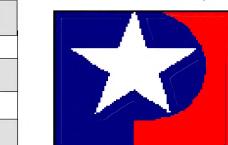
Total Card / Total Parcel

908,500 / 908,500

908,500 / 908,500

908,500 / 908,500

908,500 / 908,500



## USER DEFINED

Prior Id # 1:	113585
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:15:25
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Parcel ID 171.0-0005-0001.B

!13272!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	447,000	2100	7,875.	459,400	908,500	908,500	Year End Roll	12/18/2019
2019	101	FV	390,600	2200	7,875.	459,400	852,200	852,200	Year End Roll	1/3/2019
2018	101	FV	389,800	2200	7,875.	406,900	798,900	798,900	Year End Roll	12/20/2017
2017	101	FV	389,800	2200	7,875.	341,300	733,300	733,300	Year End Roll	1/3/2017
2016	101	FV	389,800	2200	7,875.	341,300	733,300	733,300	Year End	1/4/2016
2015	101	FV	332,500	2200	7,875.	295,300	630,000	630,000	Year End Roll	12/11/2014
2014	101	FV	332,500	2200	7,875.	285,500	620,200	620,200	Year End Roll	12/16/2013
2013	101	FV	332,500	2200	7,875.	271,700	606,400	606,400		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRANIAS EMANUIL	45870-239		8/16/2005		631,500	No	No		
KRANIAS EMANUIL	30749-591		5/19/2000	Family	268,000	No	No		
	11702-25		7/1/1969		32,000	No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date										Result									
5/1/2019										By									
6/14/2018										Name									
12/8/2008										BS									
12/29/2005										294									
12/16/1999										MM									
7/22/1993										Mary M									
										243									
										TH									

Sign: VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>																																																																															
Type: 21 - Split Level	3	Rating: Good																																																																																						
Sty Ht: 1 - 1 Story			A Bath:	Rating:																																																																																				
(Liv) Units: 1	Total: 1		3/4 Bath: 1	Rating: Very Good																																																																																				
Foundation: 1 - Concrete			A 3QBth:	Rating:																																																																																				
Frame: 1 - Wood			1/2 Bath:	Rating:																																																																																				
Prime Wall: 1 - Wood Shingle			A HBth:	Rating:																																																																																				
Sec Wall:		%	OthrFix:	Rating:																																																																																				
Roof Struct: 1 - Gable			<b>OTHER FEATURES</b>																																																																																					
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Very Good																																																																																				
Color: BEIGE			A Kits:	Rating:																																																																																				
View / Desir:			Fpl: 3	Rating: Good																																																																																				
<b>GENERAL INFORMATION</b>			WSFlue:	Rating:																																																																																				
Grade: C+ - Average (+)			<b>CONDOS INFORMATION</b>																																																																																					
Year Blt: 1963	Eff Yr Blt:		Location:																																																																																					
Alt LUC:	Alt %:		Total Units:																																																																																					
Jurisdct:	Fact:	.	Floor:																																																																																					
Const Mod:			% Own:																																																																																					
Lump Sum Adj:			Name:																																																																																					
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>																																																																															
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10. %	Exterior:			No Unit	RMS	BRS	FL																																																																															
Prim Int Wall: 2 - Plaster	Functional:		Interior:			1	8	4																																																																																
Sec Int Wall:	Economic:		Additions:																																																																																					
Partition: T - Typical	Special:		Kitchen:																																																																																					
Prim Floors: 3 - Hardwood	Override:		Baths:																																																																																					
Sec Floors: 4 - Carpet	Total:	10.8 %	Plumbing:																																																																																					
Bsmnt Flr: 12 - Concrete			Electric:																																																																																					
Subfloor:			Heating:																																																																																					
Bsmnt Gar: 1			General:																																																																																					
Electric: 3 - Typical			<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>																																																																																		
Insulation: 2 - Typical			Basic \$ / SQ: 95.00			Rate	Parcel ID	Typ	Date	Sale Price																																																																														
Int vs Ext: S			Size Adj.: 1.14249527																																																																																					
Heat Fuel: 2 - Gas			Const Adj.: 0.99890995																																																																																					
Heat Type: 3 - Forced H/W			Adj \$ / SQ: 108.419																																																																																					
# Heat Sys: 1			Other Features: 155061																																																																																					
% Heated: 100	% AC: 100		Grade Factor: 1.10																																																																																					
Solar HW: NO	Central Vac: NO		NBHD Inf: 1.00000000																																																																																					
% Com Wall	% Sprinkled:		NBHD Mod:																																																																																					
			LUC Factor: 1.00																																																																																					
			Adj Total: 501157																																																																																					
			Depreciation: 54125																																																																																					
			Depreciated Total: 447032																																																																																					
<b>MOBILE HOME</b>			WtAv\$/SQ:	AvRate:		Ind.Val																																																																																		
Make:																																																																																								
Model:																																																																																								
Serial #:																																																																																								
Year:																																																																																								
Color:																																																																																								
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2	Frame Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	101																																																																												
19	Patio	D	Y	1	14X30	G	AV	1965	3.93	T	40.8	101			1,000		1,000																																																																							
19	Patio	A	Y	1	9X18	G	AV	1965	5.71	T	40.8	101			500		500																																																																							
19	Patio	A	Y	1	12X14	G	AV	1965	5.60	T	40.8	101			600		600																																																																							
More: N			Total Yard Items:			2,100			Total Special Features:						Total: 2,100																																																																									
ENT (30) 5 6 42 8																																																																																								
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